

PRELIMINARY PLAT APPLICATION

FAYETTE COUNTY ZONING DEPARTMENT
140 STONEWALL AVENUE WEST
SUITE 202A
FAYETTEVILLE, GEORGIA 30214
770-460-5730 EXT. 5419

The Fayette County Zoning Ordinance, Subdivision Regulations, Sign Ordinance, and Development Regulations are available from the Zoning Department located at 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia. The office is open from 8:00 A. M. until 5:00 P. M. They may be purchased during these hours.

ORDINANCE FEES

| | | | |
|-------------------------|--------|-------------------|--------|
| Zoning Ordinance | \$5.00 | Sign Ordinance | \$3.00 |
| Subdivision Regulations | \$3.00 | Development Regs. | \$3.00 |

PLANNING COMMISSION MEMBERS

| | |
|------------|---------------|
| Al Gilbert | Bill Beckwith |
| James Graw | Bob Harbison |
| | Doug Powell |

DEADLINE INFORMATION

APPLICATION DEADLINE IS 12:00 NOON ON DEADLINE DATE WITH NO EXCEPTIONS.

Deadline for application to appear before the Planning Commission is the 1st of the month by noon prior to the month of the hearing before the Planning Commission.

Planning Commission regularly meets on the first Thursday of each month at 7:00 P.M. in the Courtroom of the Fayette County Courthouse.

Board of Commissioners regularly meets on the second and fourth Thursday of each month at 7:00 P.M. in the Courtroom of the Fayette County Courthouse.

PROPOSED SCHEDULE FOR 2004 - PRELIMINARY PLATS
DATES SUBJECT TO CHANGE

| <u>APPLICATION DEADLINE:</u> | <u>PLANNING COMMISSION HEARING DATE:</u> |
|-------------------------------------|---|
| November 3, 2003 | December 4, 2003 |
| December 1, 2003 | January 5, 2004 |
| January 1, 2004 | February 5, 2004 |
| February 2, 2004 | March 4, 2004 |
| March 1, 2004 | April 1, 2004 |
| April 1, 2004 | May 6, 2004 |
| May 3, 2004 | June 3, 2004 |
| June 1, 2004 | July 1, 2004 |
| July 1, 2004 | August 5, 2004 |
| August 2, 2004 | September 2, 2004 |
| September 1, 2004 | October 7, 2004 |
| October 1, 2004 | November 4, 2004 |
| November 1, 2004 | December 2, 2004 |
| December 1, 2005 | January 6, 2005 |

If the 1st of the month falls on the weekend or on a holiday, the deadline is extended to the next working day. **If a hearing falls on a holiday, a new hearing date will be announced.

LAND DEVELOPMENT INFORMATION

For complete information, please see Fayette County Zoning Ordinance and for further information regarding subdivision plat approval and the paving of roads to County specifications, see Fayette County Subdivision Regulations, Fayette County Development Regulations, and Fayette County Floodplain Ordinance.

1. **3-76. Subdivision.** All divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development and includes all divisions of land involving a new street or change in existing streets, and includes resubdivision and where appropriate to the context, relates to the process of subdividing or to the land or area subdivided; provided, however, that the following are not included within this definition:
 - (a) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the municipality;
 - (b) The division of land into parcels of five (5) acres or more where no new street is involved.

2. **5-13. Street Frontage.** No principal building to be used for residential purposes shall be erected on any lot which has less than 100 feet of immediate road frontage on a local street or 125 feet of immediate road frontage on a collector or arterial street except:
(Amended 4/9/92)

1. The lot is "Landlocked Property" as provided in Section 5-14.; or (Amended 4/9/92)
2. The lot is located on the turn-around portion of a County-maintained cul-de-sac.
(Amended 4/9/92)

All principal buildings to be used for commercial or industrial purposes shall have at least 125 feet of frontage on at least one State-or-County-maintained street. (Amended 4/9/92)

3. **5-14. Landlocked Property.** In the event property is a landlocked lot, as of the effective date of this Ordinance, the property owner shall be entitled to one (1) building permit, provided:
 - A. No other principal building exists or is being constructed on said property;
 - B. No other valid building permit has been issued prior to the effective date of this Ordinance and is currently valid;
 - C. The property was and continues to be under single ownership since the effective date of this Ordinance;
 - D. The property owner has acquired a twenty (20) foot easement to a County-maintained street, and said easement has been duly recorded and made a part of the property deed; and
 - E. In the event said property is divided into two (2) or more tracts, no further building permits shall be issued until such time as there exists a street meeting all of the requirements as specified in the Fayette County Subdivision Regulations.

4. **5-15. Lots with Multiple Frontage.** In the case of a corner lot, yard setback requirements shall be equal to that required for the front yard setback for the District. The remaining setbacks for a corner lot shall be those established for a side yard. If a building is constructed on a through lot having frontages on two (2) streets not at an intersection, a setback from each street shall be provided equal to the front yard requirement for the District in which the lot is located. (Amended 11/12/81)
5. **5-28. Lots with Well and/or Private Sewage System.** Any lot upon which both an individual well and septic tank or private sewage system are to be provided shall be governed by Title 88 of the Georgia Code Annotated, entitled "Public Health", and shall be further governed by the Georgia Department of Human Resources Rules and Regulations for Individual Sewage Disposal Systems and further by the rules and regulations of the Fayette County Health Department as amended from time to time. Lots using both well and septic tank systems shall not be less than one and one-half (1-1/2) acres in size.
6. **Section D.,5. Standards for Subdivision Proposals, Development adjacent to Flood Fringe Areas.** In all zoning districts, not less than fifty (50) percent of the lot area as established by the applicable zoning district shall be above the 100 year flood elevation. (Amended 2/22/90)

**PRELIMINARY PLAT
FAYETTE COUNTY ZONING ORDINANCE**

Owner of Property: _____

Address: _____

Phone: _____

Agent for Owner: _____

Address: _____

Phone: _____

Location: Land Lot: _____

District: _____

Road: _____

Present Zoning: _____

Total Number of Acres: _____

Total Number of Lots: _____

Street Access Name: _____

Surface Type: _____

Subdivision Name: _____

Interior Street Names: _____

Location of Nearest Water Line (if applicable):

Date of Planning Commission Hearing:

I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge.

_____,20__

Applicant Signature

FAYETTE COUNTY PRELIMINARY PLAT CHECKLIST (Revised 05/00)

1. PROJECT: _____

2. LOCATION:

3. DEVELOPER/OWNER:

A Preliminary Plat must be submitted by the first day of the month by noon to be considered by the Planning Commission on the first Thursday of the following month. Three (3) sets of Road Construction Plans may be submitted to the Engineering Department upon approval of a Preliminary Plat. Road Construction Plans may be approved by the County Engineer prior to the issuance of a Land Disturbance Permit and any on-site earth work or utility construction within Fayette County rights-of-way. **The following information must be submitted on 19 copies of a Preliminary Plat:**

| ENG. | ZONING | |
|---------------|-------------|--|
| _____ | _____ | 1. Name of subdivision, scale of plat (not to exceed 1"=100'), north arrow, date, and vicinity map of general area with site and major roads labeled. |
| _____ | _____ | 2. Total acreage of tract, zoning of tract, zoning of adjacent property. |
| _____ | _____ | 3. Name, address, and telephone number of owner/developer. |
| _____ | _____ | 4. Bearings and distances of property lines and the names of adjacent subdivisions or property owners. |
| _____ | <u>Eng.</u> | 5. Existing land contour lines at ten (10) foot intervals, based on Mean Sea Level datum with location and description of bench mark used. |
| _____ | _____ | 6. Indicate and label existing structures to remain and/or to be removed. |
| _____ | <u>Eng.</u> | 7. Location of any existing streams, natural drainageways, and floodplains based on a Storm of 100-Year Frequency. |
| <u>Zoning</u> | _____ | 8. If Watershed Protection ordinance applies, indicate boundary of 1000 foot watershed impact area and label, watershed buffer, and watershed setback including required widths. |
| _____ | _____ | 9. Name, location, and right-of-way widths of existing streets on property or adjoining property. |
| _____ | _____ | 10. Location, purpose, width of any easements of record. |
| _____ | _____ | 11. Location and width of existing and proposed access points, names of proposed street, and total length of proposed street(s). |
| _____ | _____ | 12. Lot numbers, lot lines, and approximate lot dimensions. |
| _____ | <u>Eng.</u> | 13. Direction and distance to nearest County waterline and fire hydrant. |
| _____ | <u>Eng.</u> | 14. Proposed layout of waterlines and/or fire hydrant(s). If County water is not available, indicate how subdivision will be served (ie. individual well/septic system). |
| _____ | <u>Eng.</u> | 15. Offsite acreage and flow for drainage areas passing through site. (10-Year Frequency and 100-Year Frequency Storms) |
| _____ | <u>Eng.</u> | 16. Soil types per Soil Conservation Service Maps. |
| _____ | _____ | 17. A statement of Plat that "This Preliminary Plat has been reviewed and approved by the Planning Commission on _____ by _____". |
| _____ | _____ | 18. If subdivision is to be developed in phases, delineate boundaries of each phase and label each development phase including acreage and total number of units per phase. |

| ENG. | ZONING | | |
|---------------|-------------|-----|--|
| <u>Zoning</u> | _____ | 19. | Front, side, and rear yard setback lines as dashed lines indicating buildable area on each lot. Zoning District, minimum house size, minimum lot width at the building line, conditions of approval. |
| _____ | <u>Eng.</u> | 20. | Certification by a Registered Engineer or Land Surveyor. |
| _____ | _____ | 21. | Preliminary plats shall include the following statement: "Approval of this preliminary plat shall expire eighteen (18) months from the date of approval by the Planning Commission unless a final plat for at least one (1) section has been approved or street base construction on at least one (1) section has been completed and inspected." |
| _____ | <u>Eng.</u> | 22. | Check sight distance and traffic flow problems. |
| _____ | _____ | 23. | Boundaries, acreage, and proposed site improvements for any recreation areas. |
| _____ | _____ | 24. | Vehicular and pedestrian circulation systems including roads and any proposed sidewalks, golf cart paths, pedestrian crossings, etc. |
| <u>Zoning</u> | _____ | 25. | Tabular information/overall site data, including tabulation of the total acres, total number of dwelling units, net density, etc. |
| _____ | <u>Eng.</u> | 26. | General statement indicating proposed means of drainage for the site to ensure conformity with natural drainage, including locations and size/depth of proposed detention/retention areas. |
| _____ | <u>Eng.</u> | 27. | Tree Protection Plan. |

REVIEW COMMENTS:

COUNTY ENGINEERING DEPARTMENT:

1. PRELIMINARY PLAT APPROVED BY: _____ DATE: _____
2. APPROVAL PENDING RESUBMITTAL BY: _____ DATE: _____
3. APPROVAL PENDING RESUBMITTAL BY: _____ DATE: _____

COUNTY ZONING DEPARTMENT:

1. PRELIMINARY PLAT APPROVED BY: _____ DATE: _____
2. APPROVAL PENDING RESUBMITTAL BY: _____ DATE: _____
3. APPROVAL PENDING RESUBMITTAL BY: _____ DATE: _____

Resubmittal must be returned to the Zoning Department for re-review and approval no later than the third

Monday of the month prior to the public hearing. No land disturbance including street layout is permitted prior to approval of the preliminary plat. Approval of this preliminary plat shall expire eighteen (18) months from the date of approval by the Planning Commission unless a final plat for at least one (1) section has been approved or street base construction on at least one (1) section has been completed and inspected.